

**Minutes**  
**Physical Planning and Funding Committee**  
**Thursday, March 4, 2004**

Committee Chair Regent Gracz convened the meeting of the Physical Planning and Funding Committee at 2:30 p.m. in Room 453 of the Friedrich Center on the UW-Madison campus. Present were Regents Amato, Randall, and Salas.

**I.3.b. Approval of Committee Minutes**

The minutes of the February 5, 2004 meeting of the Physical Planning and Funding Committee stood approved as distributed.

**I.3.c. Report of the Vice President/Assistant Vice President**

Assistant Vice President Ives reported that the Building Commission approved about \$74 M for various projects at their February meeting. (For details, please see the chart at the end of these minutes.) Ives also mentioned that at that meeting Governor Doyle presented awards in recognition of excellence for design and construction in the State Building Program to:

- Potter Lawson, Inc. for their architectural design of the UW-Madison Biochemistry Building,
- Arnold & O'Sheridan, Inc. for their engineering design of the Utility Phase of the Camp Randall Renovation project at UW-Madison, and
- Market and Johnson, for their construction of the Chancellor's Hall project at UW-Eau Claire

Ives reported that recent legislative action reduced the GPR bonding in the All Agency appropriation for maintenance by \$18 million. The UW System share of that cut will be \$11 million, which is about 10% of the total that UW System received in 2003-05.

**I.3.d. UW-Madison: 21st Century Data Wiring Program - Phase I**

This item requested authority to construct a 21<sup>st</sup> Century Telecommunications Phase I project at a total project cost of \$4,233,000 (\$1,000,000 General Fund Supported Borrowing - 2003-05 UW System Classroom Renovation & Instructional Technology Improvements, \$2,486,000 General Fund Supported Borrowing - Facility Maintenance and Repair, and \$747,000 General Fund Supported Borrowing – Utilities).

The 21<sup>st</sup> Century Network Program began with a generous gift from John Morgridge, Chairman of Cisco Systems, to improve the campus network electronic equipment.

This request relates to the first phase of a two phase project to be funded over two biennia. The project will upgrade the campus data network cabling infrastructure including both the internal building copper and fiber optic cable, and the outside fiber optic cable between buildings. Telecommunications cable will be installed in approximately 27 buildings across campus. Fiber optic cable will be installed in campus underground signal conduits between 14 nodal buildings and 77 radial buildings across campus. These two elements represent only the cabling infrastructure portion of a campus-wide program. The electronic equipment needed to increase the network capacity will be provided through a separate gift.

This project will result in increased capacity and data transfer rates between campus buildings and within buildings by upgrading the cabling infrastructure and the network equipment. DoIT will also remodel existing telecommunication closets to protect the network investment. When this program is complete, the campus will have a data and video network that provides outstanding and consistent network capabilities to all areas.

Upon the motion of Regent Randall and the second of Regent Amato the Committee approved Resolution I.3.d.

Resolution I.3.d.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to construct a 21<sup>st</sup> Century Telecommunications Phase I project at a total project cost of \$4,233,000 (\$1,000,000 General Fund Supported Borrowing - 2003-05 UW System Classroom Renovation & Instructional Technology Improvements, \$2,486,000 General Fund Supported Borrowing - Facility Maintenance and Repair, and \$747,000 General Fund Supported Borrowing – Utilities).

**I.3.e. UW Colleges: Movable and Special Equipment**

This item requested authority to acquire Movable and Special Equipment for the UW Colleges, at an estimated total cost of \$1,765,700 (\$1,500,000 General Fund Supported Borrowing and \$265,700 of equipment project balances).

Local municipalities intend to invest nearly \$8.7 million during 2003-05 for facility expansions and/or improvements at three UW College campuses. Related equipment needs are estimated at approximately \$1.7 million. A description of three requested projects follows.

UW-Marathon County is receiving a Fieldhouse Renovation to address issues of energy efficiency, accessibility, gender equity, and acoustics, and provide general physical improvements. The construction cost is estimated to be \$821,000, with movable equipment of \$142,200.

UW-Sheboygan has a New Science Building Addition and Classroom Building Renovation to replace the outdated science labs and provide needed additional classrooms. The construction cost is estimated to be \$4,500,000, with movable equipment needs of \$1,147,500.

UW-Waukesha will receive a Laboratory and Classroom Building Renovation project to refurbish biology laboratories, classrooms, a lecture hall and faculty offices. The construction cost is estimated

at \$3,330,000, with the highest-priority movable equipment needs approximated at \$476,000. Further equipment funding will be requested in 2005-07.

In March 2003, the State Building Commission recommended enumeration of \$1,500,000 as part of the 2003-05 Capital Budget to fund equipment for all the UW Colleges. That amount was far less than the \$4,350,000 requested. The state's fiscal constraints and the fast pace with which projects can be accelerated or delayed caused the UW Colleges to defer some of their expected funding need and to reassess priorities of their other open projects. A request to the State Building Commission for the release of equipment funding will also seek reallocation of project balances totaling \$265,700 from five previously funded projects to provide adequate equipment funding for these three requested projects.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee unanimously approved Resolution I.3.e.

Resolution I.3.e.

That, upon the recommendation of the UW Colleges Chancellor and the President of the University of Wisconsin System, authority be granted to acquire Movable and Special Equipment for the UW Colleges, at an estimated total cost of \$1,765,700 (\$1,500,000 General Fund Supported Borrowing and \$265,700 of equipment project balances).

**I.3.f. UW-Madison: Land Exchange at University Research Park**

This item requested authority to: (1) exchange two university-owned sites of land totaling 12.4 acres located on Mineral Point Road adjacent to University Research Park (URP) at an average appraised value of \$3,800,000, for one twenty-acre parcel of land adjacent to University Research Park along Mineral Point Road at an average appraised value of \$4,355,000 owned by CUNA Mutual Investment Corporation (CUNA), and (2) modify the existing University Research Park, Inc. option to acquire University Research Park sites to include the twenty acres eliminate the University Research Park payment obligations for the remaining parcels to be acquired in the park. CUNA has agreed to accept the dollar values as equal for this transaction and will conduct a Phase II environmental assessment on the university-owned land and buildings prior to accepting that land.

Both parties to this exchange will jointly master plan these areas and obtain zoning approvals from the city of Madison. The URP and CUNA will each be responsible for a proportionate share of the costs of necessary infrastructure.

CUNA will demolish, at its expense, the university's existing agricultural-related facilities at Mineral Point and Rosa Roads and construct an office facility for their use. That land will be integrated into CUNA's mixed-use development plans for the forty acres surrounding the parcel adjacent to University Research Park.

This land exchange permits University Research Park to meet the continuing and increasing facility needs of science and technology companies by providing four building sites. The additional acreage will allow the park to continue to meet demands until University Research Park II is ready for development.

This land exchange revises and executes a series of rights that University Research Park has to acquire land sold by the university to CUNA and rights CUNA has to acquire land owned by the university and currently used by the College of Agriculture and Life Sciences and the School of Veterinary Medicine. These rights were provided in 1984, when fifty-two acres of university land was sold to CUNA.

University Research Park acquires lots when development occurs at a price established in 1984, and adjusted annually based on changes in the consumer price index. This land payment is used by UW-Madison to replace and upgrade agriculture-related facilities. University Research Park will acquire this additional twenty acres and the remaining approximately twenty-eight acres at no cost because they are constructing replacement facilities for the College of Agriculture estimated at no less than \$850,000, which is the amount University Research Park would pay for the land.

Regent Amato abstained from the discussion and vote on this resolution.

Upon the motion of Regent Randall and the second of Regent Gracz, the Committee approved Resolution I.3.f. with three votes yes, and Regent Amato abstaining from the vote.

Resolution I.3.f.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to (1) exchange two university-owned sites of land totaling 12.4 acres located on Mineral Point Road adjacent to University Research Park (URP) at an average appraised value of \$3,800,000, for one twenty-acre parcel of land adjacent to University Research Park along Mineral Point Road at an average appraised value of \$4,355,000 owned by CUNA Mutual Investment Corporation (CUNA), and (2) modify the existing University Research Park, Inc. option to acquire University Research Park sites to include the twenty acres of Lot 2 of Certified Survey Map No. 4896 and eliminate the University Research Park payment obligations for the remaining parcels to be acquired in the park.

**I.3.g. UW-Madison: Science Hall Remodeling**

This item requested authority to: (1) construct a Science Hall Nelson Institute for Environmental Studies Remodeling Project at an estimated total project budget of \$339,200 Institutional non-GPR Funds, and (2) seek a waiver of s.16.855 under s.13.48(19) to allow delegation of design and construction to UW-Madison.

This project will renovate and remodel several rooms totaling approximately 3,600 ASF on the first floor and lower level of Science Hall to improve utilization of instructional and support spaces which are occupied by the Nelson Institute. Improvement of those areas will allow for the relocation of the main office and academic support spaces to the first floor of Science Hall and significantly improve classroom, seminar, and instructional lab spaces. The proposed changes will result in more efficient use of limited space, through the consolidation of offices by function (administrative functions on the first floor and academic functions at the lower level). This space realignment will allow the institute to better integrate many of the program's academic activities by consolidating graduate student offices,

laboratories, and information technology facilities in contiguous space and the end product will improve the utilization of existing space.

Timing and coordination are critical in this project. Due to space constraints, the Institute must implement the remodeling work in four phases. The office space conversion on the first floor will be completed first to allow the relocation of administrative functions to that floor, followed by the improvement and relocation of the lab space to the lower level. Because of the shortage of instructional space in the Bascom Hill area, the two instructional rooms can only be remodeled during consecutive summers, one in 2004, and the second in 2005. In order to facilitate this schedule, the delegation of design and construction to UW-Madison staff was requested.

Upon the motion of Regent Randall and the second of Regent Amato the Committee voted to unanimously approve Resolution I.3.g.

Resolution I.3.g.

That, upon the recommendation of the UW-Madison Chancellor and the President of the University of Wisconsin System, authority be granted to (1) construct a Science Hall Nelson Institute for Environmental Studies Remodeling Project at an estimated total project budget of \$339,200 Institutional non-GPR Funds, and (2) seek a waiver of s.16.855 under s.13.48(19) to allow delegation of design and construction to UW-Madison.

**I.3.h. UW-River Falls: Prucha Hall Window Replacement**

This item requested authority to construct a Prucha Hall Window Replacement project, at estimated total project cost of \$200,000 of Program Revenue-Cash.

This window replacement project is part of an on-going maintenance program designed to extend the useful life of the nine residence halls on campus. The mechanisms of the existing windows are worn and cause the windows to come off-track which has created safety concerns for Prucha Hall residents. Replacement parts are no longer available to correct this situation. This project will remove and replace all existing fixed and operable windows in Prucha Hall. Additional window units will be purchased to be used as spares for future maintenance purposes.

Through the Residence Living Committee and shared governance process, UW-River Falls students have been actively involved in the discussion and planning for approximately \$600,000 of deferred maintenance projects which are all funded through cash reserves and built into the standard housing operating budget.

Upon the motion of Regent Randall and the second of Regent Amato the Committee approved Resolution I.3.h.

Resolution I.3.h.

That, upon the recommendation of the UW-River Falls Chancellor and the President of the University of Wisconsin System, authority be granted to construct a Prucha Hall Window Replacement project, at estimated total project cost of \$200,000 of Program Revenue-Cash.

**I.3.i. UW-Stevens Point: DeBot Center Remodeling**

This item requested authority to: (1) seek a waiver to allow a single contract for design-build remodeling of the DeBot Residential Center Convenience Store at a cost not to exceed \$227,500 Program Revenue Cash and (2) construct a DeBot Center Kitchen and Dining Upgrade project at an estimated project cost of \$584,700 Program Revenue Cash.

The DeBot Center is the primary residential dining facility for contract meal plans on the UW-Stevens Point campus. Dining revenue is primarily derived from meal plan contracts with on-campus residential students and commissions paid on convenience store cash and point sales. The Convenience Store is very popular but The DeBot Center, which was last renovated in 1991, houses food service facilities which are in need of a facelift to provide an appropriate environment for a required meal plan service area. This center also serves as the primary summer dining facility for summer camps and programs on the UW-Stevens Point campus.

This project will be constructed in two phases. Phase I will remodel the lower level Convenience Store during the summer of 2004. Work will include installation of new walls, floors, and ceiling and lighting upgrades to improve the image of the area. A sole-source design-build contract will allow renovation of the Convenience Store and Grill to proceed expeditiously this summer. The design-build work will be performed by ESS, a subsidiary of Compass Group, because of their experience constructing projects of this type throughout Wisconsin and with other residential dining facilities. All design work will be reviewed and approved by DSF and UW System staff before construction begins.

Phase II of this project will renovate three dining rooms and the kitchen during the summer of 2005. The dining rooms will be individually themed with differing finishes, table configurations and activity centers, etc. Some kitchen functions and production equipment will be consolidated to allow for greater efficiencies in both physical and financial resources. These renovations will be performed through the conventional design-bid process.

The Residence Hall Association and the University Centers Policy Board have endorsed the concept of these improvements to the DeBot Center. These changes will have no direct impact on student meal plan rates.

Upon the motion of Regent Gracz and the second of Regent Randall the Committee approved Resolution I.3.i.

Resolution I.3.i.

That, upon the recommendation of the UW-Stevens Point Interim Chancellor and the President of the University of Wisconsin System, authority be granted to (1) seek a waiver of s.16.855 under s.13.48(19) to allow a single contract for design-build remodeling of the DeBot Residential Center Convenience Store at a cost not to exceed \$227,500 Program Revenue Cash and (2) construct a DeBot Center Kitchen and Dining Upgrade project at an estimated project cost of \$584,700 Program Revenue Cash.

**I.3.j. UW System: Delegation of Program Revenue Funded Maintenance Projects**

The committee discussed item I.3.j. which sought delegation of the review and submission of program revenue funded maintenance projects to the President of UW System. After discussion, the committee decided that they would like to continue their review of those requests so they would stay informed about the maintenance needs in our program revenue facilities. The request was withdrawn.

**I.3.k. UW System: 2005-07 Criteria for Ranking GPR Major Projects**

This item requested that the Board of Regents authorize the use of specific criteria to be used by System Administration staff in ranking proposed GPR major projects that would require enumeration in the upcoming 2005-07 Capital Budget.

The criteria used by staff in the preparation of the capital budget were initially established in 1999-2001 and have been updated to reflect current systemwide initiatives and priorities related to maintenance and quality of the learning environment, the new Wisconsin economy, collaborations, adult learners, and other goals of the Board of Regents.

The criteria for ranking major capital projects continue to emphasize making the best use and extending the useful life of existing facilities. They also support goals of improving the quality of education, incorporating contemporary technology into the learning environment, and expanding collaborative efforts between and among various educational enterprises. Strong consideration is given to the academic significance of the program(s) served by each project, as well as any operating efficiencies. Consideration is also given to the institutional priority of each project as established by the respective Chancellor.

New ranking considerations include the recognition of documented space shortages as well as new Board initiatives which result from the *Charting a New Course* study.

The past practice of giving highest priority to projects supported by the Board of Regents for construction funding in the previous biennium, but not funded by the legislature will be discontinued. Given the magnitude of capital budget needs, each major project proposal will be ranked using the recommended criteria to determine its overall placement on a prioritized Systemwide list. Other factors may also be considered by System Administration and the Board of Regents in ranking GPR major projects to address unique circumstances such as accreditation requirements, historic value of facilities, and outside funding opportunities.

The committee discussed the complexity of addressing the absence or presence of gift funds in the priority process and requested a report later this spring regarding the six-year major project plans for all institutions. This report will include all sources of funds to provide a context for capital budget deliberations in August.

Upon the motion of Regent Randall and the second of Regent Gracz the Committee approved Resolution I.3.j.

Resolution I.3.j.

That, upon the recommendation of the President of the University of Wisconsin System, emphasis of facilities maintenance, academic and strategic significance, and operating efficiencies be adopted as the basis for prioritizing and categorizing GPR major projects for inclusion in the System's 2005-07 Capital Budget, as supported through the use of the ranking criteria attached as Appendix A;

That, other factors may be considered by System Administration and the Board of Regents in ranking GPR major projects to address unique circumstances such as accreditation requirements, historic value of facilities, and outside funding opportunities;

That, all GPR projects requiring enumeration must be supported by a completed Campus Space Use Plan;

That, at all stages of the priority setting process, consideration be given to the institutional priority established by each Chancellor; and

That, additional guidelines, which may be established by the Department of Administration, will be addressed in the context of the foregoing framework.

Adjournment

The meeting of the Physical Planning and Funding Committee adjourned at 3:30 p.m.



<b>February 2004 SBC Actions for March 2004 PPF Committee Meeting</b>		
<b>Campus</b>	<b>Project / Funding</b>	<b>Amt. Approved</b>
<b>MSN</b>	601 Science Drive, Madison (5-year lease for UW Medical School Dept of Physiology) \$396,747 per year (three five-year renewal options)	
<b>MSN</b>	Campus Utilitiy Improvement project 11,709,000 General Fund Supported Borrowing 2,991,000 Program Revenue Supported Borrowing	\$14,700,000
<b>MIL</b>	Vetinary Diagnostic Laboratory \$22,400,000 General Fund Supported Borrowing 2,500,000 Program Revenue Supported Borrowing \$249,000 General Fund Supported-UW Infrastructure Funds \$48,600 Institutional Funds	\$25,197,600
<b>MSN</b>	Lot 76 Parking Ramp Approval of the Design Report \$12,000,000 Program Revenue Supported Borrowing - HealthStar \$6,000,000 Program Revenue Cash	\$18,000,000
<b>MSN</b>	Waiver to accept a single prime contractor bid for the Mechanical Engineering Renovation and Addition project	
<b>MIL</b>	Kenilworth Renovation - Prism Develop Co. - Will reissue RFP	
<b>RVF</b>	New Student Union - authority to construct, increase the budget, release contingency \$ to demolish Ames Teacher Ed Center and waive statute for Construction Manager-at-Risk if LEED rating is sought. <b>(Didn't approve waiver.)</b> Budget increase of 147,000 Program Revenue Cash To demolish Ames Teacher Ed Center \$250,000 BTF-Contingency	\$397,000
<b>SYS</b>	Various Maintenance and Repair Projects	\$16,083,110
<b>February SBC Meeting TOTAL</b>		<b>\$74,377,710</b>